

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 16-25 (HP1600067)



A request by Elizabeth Polis, owner of 3603 22nd Street North in the Maywood Historic District, to replace the existing roofs.

For DRC (*circle those present*): **Robert Dudka, Charles Craig, Charles Matta, Andrew Wenchel, Tova Solo, Joan Lawrence, John Peck**

For Arlington County (*circle those present*): **Cynthia Liccese-Torres, Rebecca Ballo, John Liebertz**

Case # 16-25 Agenda Item # 2

Application Complete

Application Incomplete

Applicant(s): Elizabeth Polis & Thomas Stroot

For Applicant(s):

(See attached application for applicant, address, name of property and property description, drawings, photographs, and proposed scope of work.)

Design Recommendations:

1. Consider value engineering options.
 - a. Price replacement of the existing tin shingle area with tin, asphalt shingle with asphalt shingle, etc.

Findings:

- Return to next DRC meeting
- Send to HALRB

If sent to HALRB, recommended action is:

- Place on consent agenda
- Place on discussion agenda:
- Recommend approval of CoA, with DRC design recommendations and/or additional information provided
 - Recommend deferral of ruling on CoA (explanation):
 - Recommend denial of CoA (explanation):
 - No recommendation.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: John Liebertz, Historic Preservation Planner
DATE: November 9, 2016
SUBJECT: 3603 22nd Street North, Case 16-08, Maywood Historic District

Background Information

The house is a pre-1912 Colonial Revival-styled four-square dwelling. The building is a contributing resource to the Maywood National Register Historic District, and is described as follows:

The two-bay-wide, wood-frame dwelling is clad in narrow lapped wood siding and has a hipped roof sheathed in pressed metal shingles. It has a one-story, three-bay, wood-frame wrap-around front porch on Tuscan columns and one-over-one wood-sash windows. Window and door surrounds are unmitered with a projecting sill and molded lintel. Other notable features include a hip-roof dormer, wide, overhanging eaves with a smooth wood soffit and scroll-sawn brackets, and a large rear addition.

Proposal

The applicant proposes to replace the existing three-tab asphalt shingle roofs and the original stamped tin shingle roofs with an architectural asphalt shingle.

DRC Review

The DRC heard this application in November 2016. The committee noted the board's existing policy that stamped tin shingle roofs be repaired or replaced in-kind. The DRC recommended the applicant obtain value-engineering options to replace the sections of the metal roof in-kind and the asphalt roof in-kind in lieu of an entire roof replacement with a single material. The committee requested that this application be placed on the discussion agenda for the November 16, 2016, HALRB hearing. The DRC had no recommendation.

Discussion and Recommendation

Since the adoption of the updated *Maywood Design Guidelines* in 2005, the HALRB's policy has been for the repair and/or in-kind replacement of metal roofs. Applicants have been required to demonstrate that the roofs are beyond repair (by means of photographic evidence showing extensive deterioration and supporting letters from roofing professionals). The board's policy follows guidance provided by the *Secretary of the Interior's Standards for Rehabilitation* and the *Maywood Design Guidelines*. Standard #6 of the *Secretary of the Interior's Standards for Rehabilitation* states the following:

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.

Chapter 5: Exterior Renovation of the *Maywood Design Guidelines* states the following:

Introduction of new materials should normally be avoided.... The HALRB strongly supports replacing metal roofs with the same materials.

In this case, the deterioration of the stamped tin shingle roof is evident, but the HALRB should continue its existing policy to replace this original architectural feature in-kind per the *Secretary of the Interior Standards for Rehabilitation* and the *Maywood Design Guidelines*. As part of the National Park Service guidance for evaluating when replacement materials should be used, there is consideration given if the original material is no longer available or is made of hazardous materials (asbestos shingle siding, etc.). However, there have been many tin shingle roof replacements in Maywood over the last 10 years; the material (tin shingle) and its design (stamped) are available from roofing companies and have been installed successfully. New metal roofs have a material lifespan of approximately 70-90 years whereas asphalt shingle roofs typically require total replacement within 20-30 years depending on environmental conditions. Replacement of the stamped tin with a modern material does not meet the standards for approval.

Therefore, HP staff recommends the denial of the application to replace the existing stamped tin shingle roof with an architectural asphalt shingle. Staff does recommend, however, the approval of the application per the following conditions: 1) all of the roofs are replaced with Victorian stamped tin shingle roofs; or 2) the existing tin roofs are replaced in-kind with Victorian stamped tin shingle roofs and the three-tab asphalt shingle roofs are replaced with architectural asphalt shingle roofs.